



DEVON HOUSE
FITTLEWORTH

JACKSON-STOPS 

DEVON HOUSE
FITTLEWORTH, RH20 1EJ

TOTAL APPROX. FLOOR AREA: 198.9 SQ M / 2141 SQ FT

A WELL-APPOINTED AND SPACIOUS
VICTORIAN VILLAGE HOUSE WHICH HAS
BEEN RECENTLY REFURBISHED, LOCATED
IN THE HEART OF THIS SOUGHT AFTER
VILLAGE NEAR PETWORTH



DISTANCES

BY ROAD:

LONDON 50 MILES

PULBOROUGH 3 MILES

PETWORTH 3 MILES

CHICHESTER 15MILES

BY RAIL:

PULBOROUGH TO LONDON VICTORIA
FROM 75 MINUTES

GROUND FLOOR

- Sitting Room
- Family Snug
- Dining Room
- Kitchen
- WC
- Secondary Kitchen
- Double Bedroom with bathroom ensuite

FIRST FLOOR

- Main Bedroom with shower room ensuite
- Two further double bedrooms
- Single bedroom
- Family bathroom

OUTSIDE

- Gravelled parking space for 3-4 cars
- Separate garage
- Gardens
- In all about 0.39 acres



THE PROPERTY

Devon House is a well-proportioned double fronted Victorian house which has been subject to complete refurbishment throughout. The house is light and spacious, provides good living accommodation and has the benefit of an ancillary kitchen utility room and double bedroom with shower room ensuite to the rear of the property. The front door opens straight into a sitting room with lovely sash windows and a wood burning stove with fire surround and wooden mantel over. An arch leads through to the family room which also has the benefit of two sash windows. The kitchen is well equipped with a range of wall and base units, wood effect flooring, integrated double oven, integrated single oven and 5 ring hob with overhead extractor. Off the kitchen there is a good-sized dining room with French doors to the garden, a useful hallway which has a door to the inner courtyard and further door to the garden and a guest WC. A well-designed further secondary kitchen/utility can be accessed from a door in the hallway which then leads through to a large double bedroom with built in cupboards and a shower room ensuite.

Stairs from the hallway lead up to the first floor and a spacious landing off which is a main bedroom with ensuite bathroom, two further double bedrooms, a good size single bedroom and a family bathroom.



GARDENS & GROUNDS

A gravelled driveway runs down the side of the house leading to a large open gravelled area with parking for 3 to 4 cars. There is also the benefit of a good garage with electric doors. The expansive garden is mainly laid to lawn and has a variety of well established borders with trees and shrubs, providing privacy and shade.



THE LOCATION

Fittleworth is a charming village just outside the towns of Petworth and Pulborough and has the benefit of a thriving and well renowned village shop and post office, the excellent Swan Inn Public House, a very good primary school and many local walks straight from the house. Both local towns provide for most every day needs including a mainline station to London Victoria. The Cathedral city of Chichester is within easy reach and has more extensive shopping and leisure facilities.

The surrounding area has much to offer with Polo at Cowdray Park, racing at Goodwood and Fontwell, golf at West Sussex Golf Club, Cowdray Park, Pulborough and Goodwood, motor racing at the Goodwood circuit and sailing out of Chichester Harbour. There are many footpaths and bridleways in the area, particularly Hesworth Common for walking and riding.

DIRECTIONS

From Midhurst take the A272 to Petworth. Turn right at the first roundabout and go straight over the second roundabout heading towards Chichester on the A285. Turn left on Haslingbourne Lane signposted to Pulborough & Fittleworth and continue for about 2 miles and then turn off on to the B2138 on your right, signposted Bury and Arundel. Just after the left hand turn towards the village shop you will see Devon House on the left hand side.



PROPERTY INFORMATION

Post Code: RH20 1EJ

Services: We have been advised by our client(s) that the property has mains water, gas and electricity. None of the services have been tested.

Fixtures, Fittings & Garden Statuary: Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

Local Authority: Chichester District Council.

Council Tax: Band F

Photographs: Taken (January 2026)

Viewing: All viewings are strictly by appointment with Jackson-Stops, Midhurst 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



DEVON HOUSE

APPROXIMATE FLOOR AREA:

MAIN HOUSE = 181.5 SQ M / 1954 SQ FT

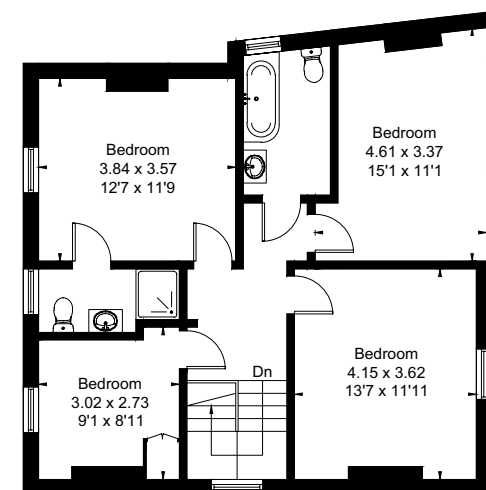
GARAGE = 17.4 SQ M / 187 SQ FT

TOTAL = 198.9 SQ M / 2141 SQ FT

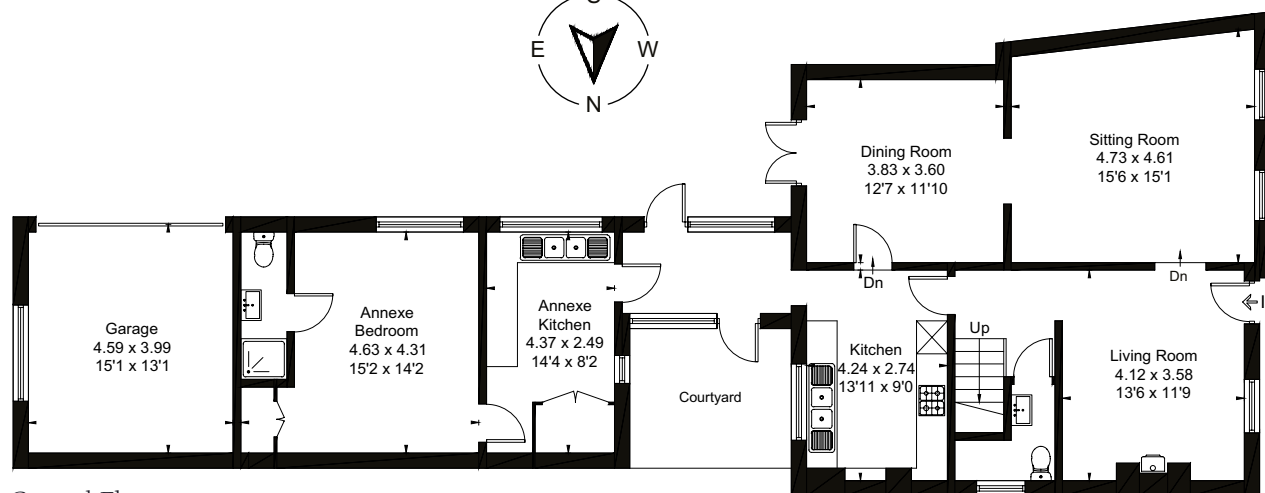
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	76



First Floor



Ground Floor

MIDHURST

01730 812357

midhurst@jackson-stops.co.uk

jackson-stops.co.uk

